



# NEWPORT

CORPORATE CENTER



On-site conference center



On-site workout facility



Nearby retail amenities

Newport Corporate Center is ideally located at the juncture of I-405 and I-90. Tenants enjoy a relaxed and comfortable lobby, state-of-the-art finishes and an on-site fitness center. Directly adjacent to Factoria Mall, nearby amenities include ample dining, shopping and entertainment options, with immediate access to mass transit via the sprawling Eastgate Park and Ride facility.





## Project Features

- Distinctive I-90 office campus with high visibility and ease of access to I-405 and I-90.
- Advanced building infrastructure to meet today's technology needs.
- Walking distance to amenities including retail, restaurants, movie theater, grocery, hotel and the Marketplace at Factoria.
- Six easy access points to I-90 and I-405 within minutes of Newport Tower.
- Uninterrupted views of Seattle, Olympic Mountains and surrounding area.
- Covered and dedicated parking ratio of 4/1,000.
- On-site amenities include state-of-the-art, 6,000 s.f. fitness center with lockers, showers and towel service. Newport Corporate Center also offers an on-site full service conference room with capacity to 100.
- In addition to five nearby bus stops, Newport Corporate Center is conveniently located ¾ of a mile from the Eastgate Park & Ride, which offers additional bus service and over 1,600 parking stalls.

## Newport Tower

Suite #	Available Space
700	28,991 s.f.
300	32,435 s.f.
200	9,888 s.f.
150	8,237 s.f.



EXCLUSIVELY OFFERED BY:



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## GENERAL

<b>Address:</b>	3650 131st St SE, Bellevue, WA 98006
<b>Year built:</b>	1988
<b>Building area:</b>	222,894 RSF
<b>Floor plate size:</b>	30,000–35,000 s.f.
<b>Developer:</b>	Vyzis Company
<b>Architect:</b>	Richard Hobbs
<b>General contractor:</b>	SDL Construction
<b>Construction type:</b>	Post tension concrete (concrete and steel)
<b>Load factor:</b>	10.13% to 16.63%
<b>Number of stories:</b>	7 levels above 4 levels of parking
<b>Zoning:</b>	Factoria Land Use District 3 (F3)
<b>Major access roads:</b>	I-90 and I-405
<b>Owner:</b>	Ivanhoe Cambridge

## OPERATIONS

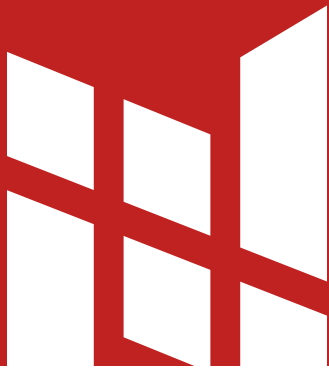
<b>Operating hours:</b>	Monday - Friday, 6:00 a.m. to 6:00 p.m.; Saturday, 9:00 a.m. to 1:00 p.m.; National holidays excluded
<b>Emergency management:</b>	Richards Zeta DDC
<b>Loading dock:</b>	P1 parking level
<b>Property manager:</b>	Ivanhoe Cambridge

## CONSTRUCTION

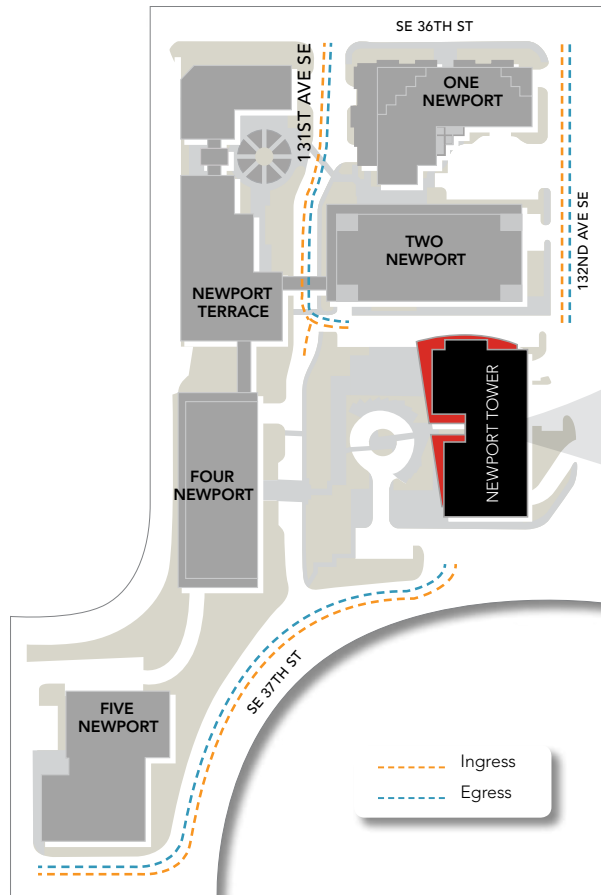
<b>Roof:</b>	Built-up roof membrane (BUR)
<b>Foundation:</b>	Spread footings
<b>Floor load:</b>	80 p.s.f. live load plus 20 p.s.f. partition load; 100-150 p.s.f. at core
<b>Structure:</b>	Concrete
<b>Clear height:</b>	9'0" a.f.f.
<b>Window system:</b>	Reflective tinted glass
<b>Sprinklers:</b>	Yes
<b>Fire protection system:</b>	Sprinklered; notifier fire alarm system with building paging system
<b>HVAC system</b>	7-Trane vertical self-contained VAV air conditioning unit. After hours service provided.
<b>Electrical system:</b>	277 / 480 volt, 3,000 amp building service; floor service 225 amp 208 / 120 volt 3 phase
<b>Lighting:</b>	1x4 (two-bulb) fluorescent lay-in fixture (Lighttolier Deepcell) with parabolic louver, SPEC 35 lamps
<b>Natural gas:</b>	N/A
<b>Security:</b>	Proximity Access Card at building and garage entrances
<b>Communication:</b>	Telephone - US West; Fiber - Time Warner, Integra; TV - Direct TV
<b>Elevators:</b>	3 passenger and 1 freight (102" x 80" x 64")

## PARKING

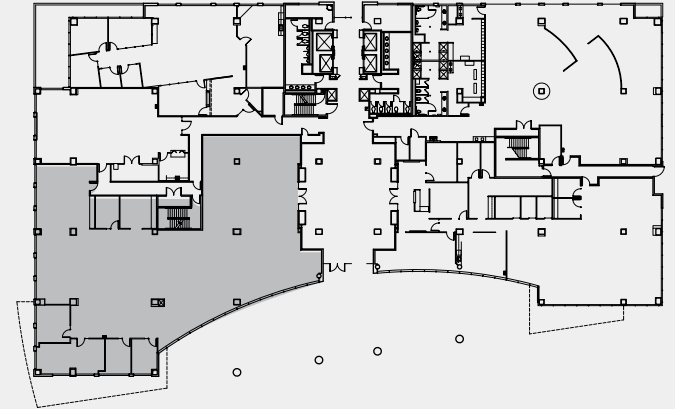
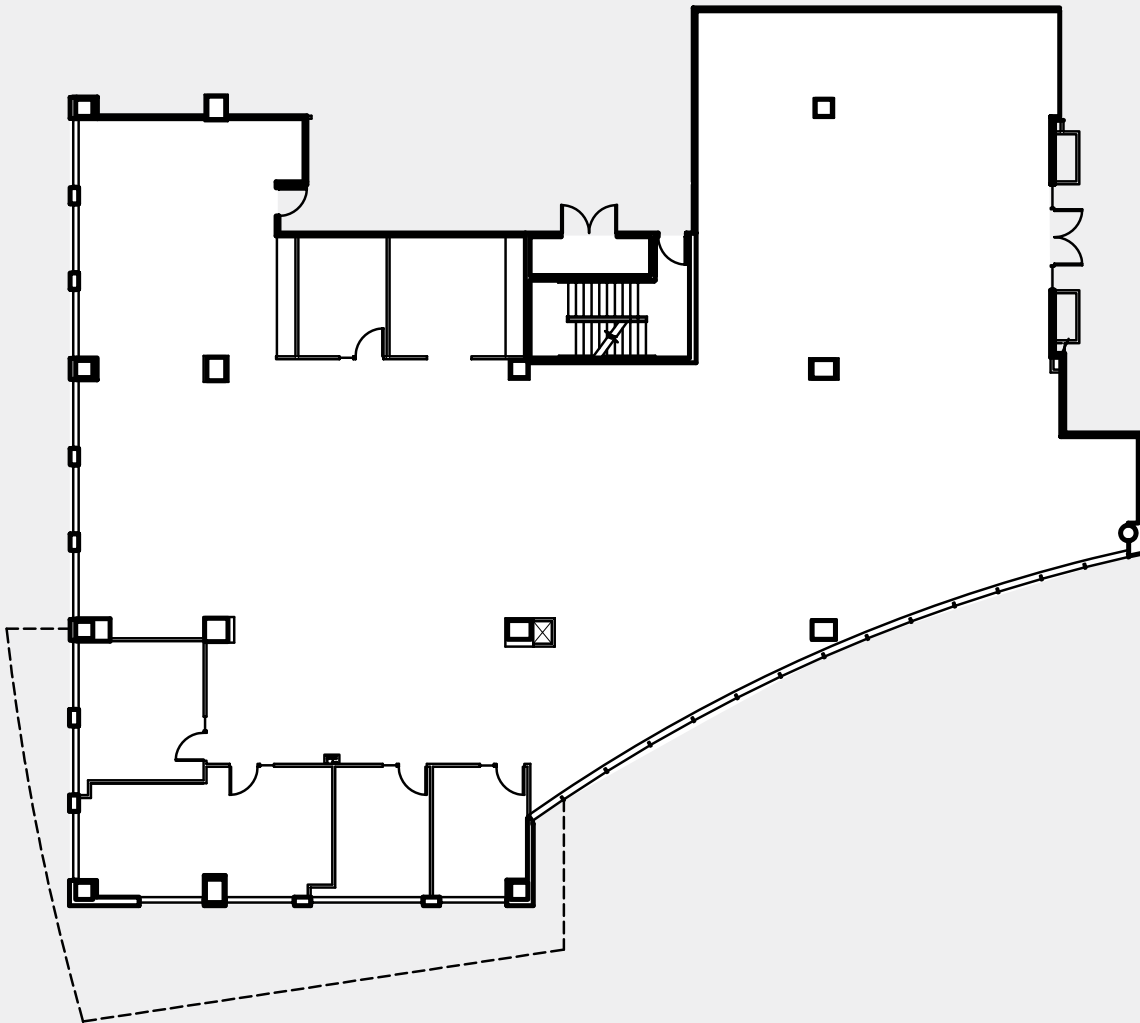
<b>Parking ratio:</b>	4 parking stalls / 1,000 usable s.f.
<b>Bicycle:</b>	Racks located at P4 parking level; capacity 15
<b>Parking type:</b>	Covered and surface parking available



# NEWPORT TOWER Availabilities

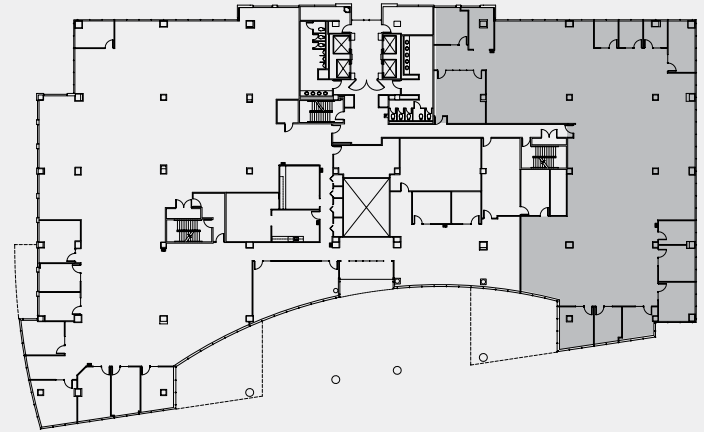
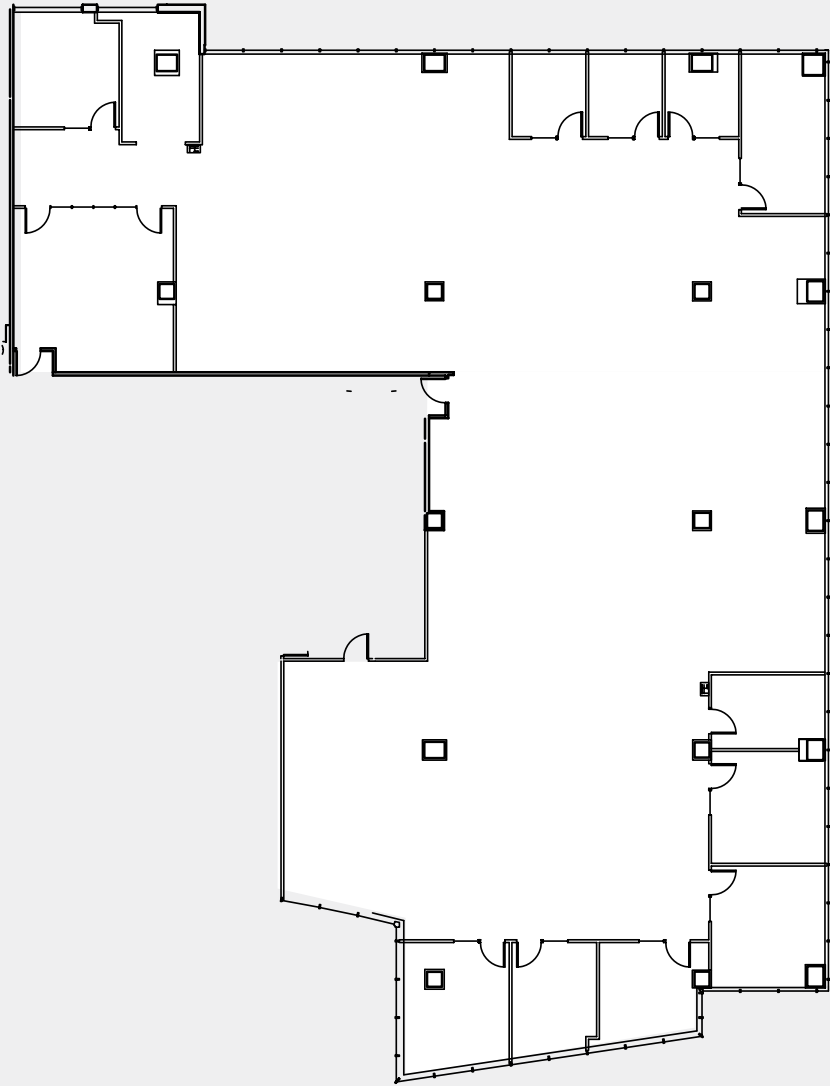


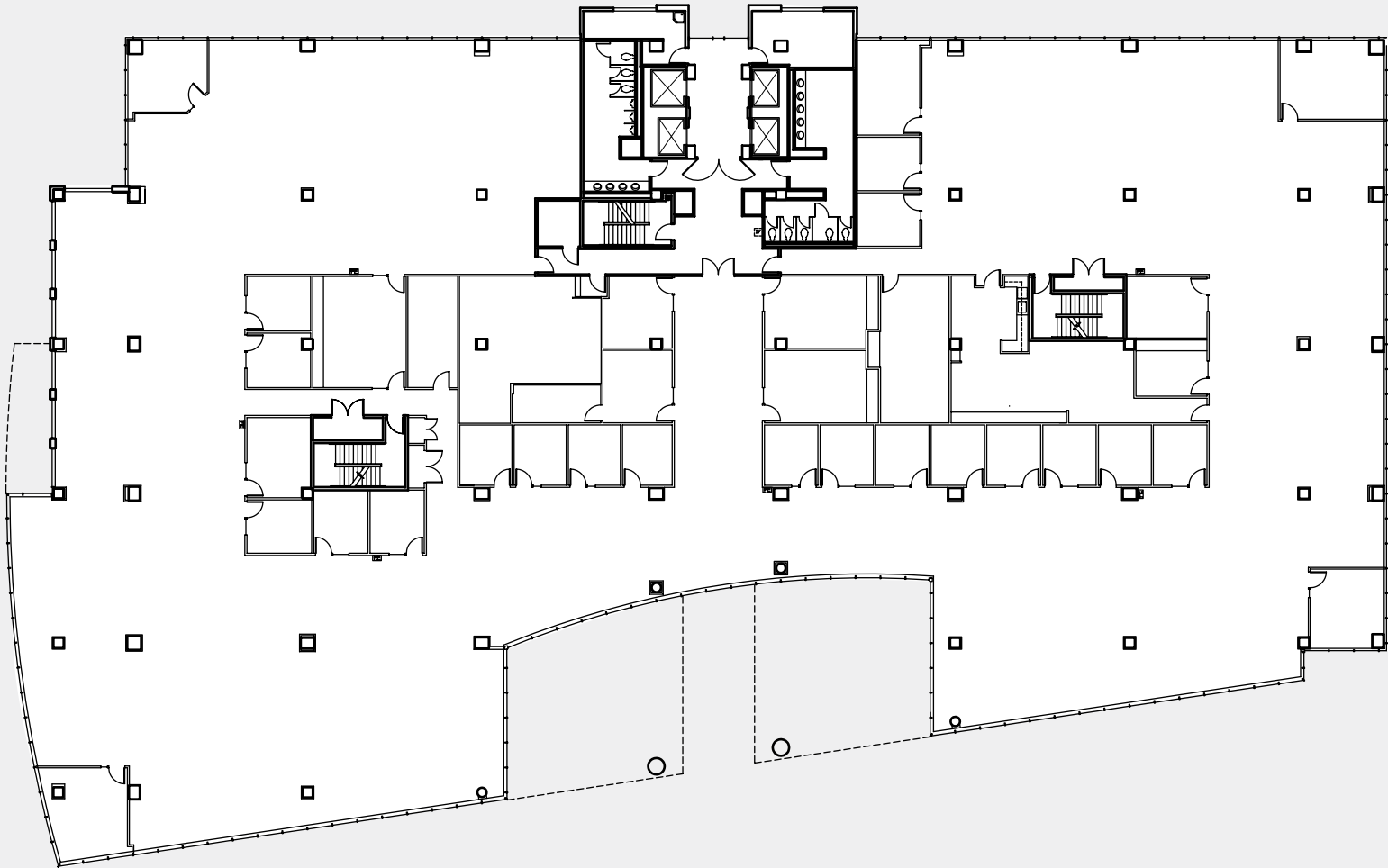
SUITE #	S.F.	AVAILABLE
150	8,237 s.f.	Now
250	9,888 s.f.	Now
300	32,435 s.f.	Now
700	28,991 s.f.	6/1/16

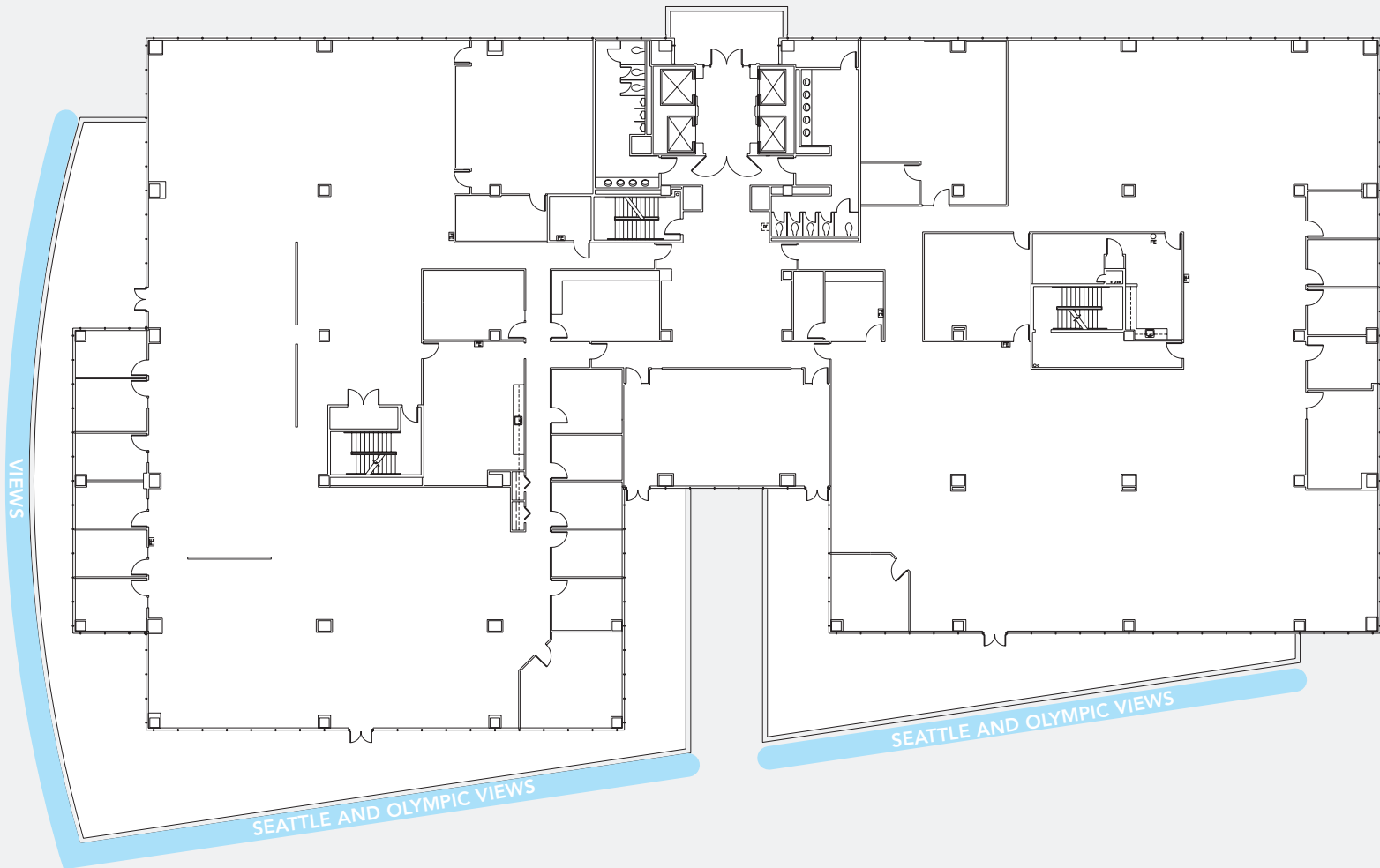


SUITE 150 8,237 s.f.

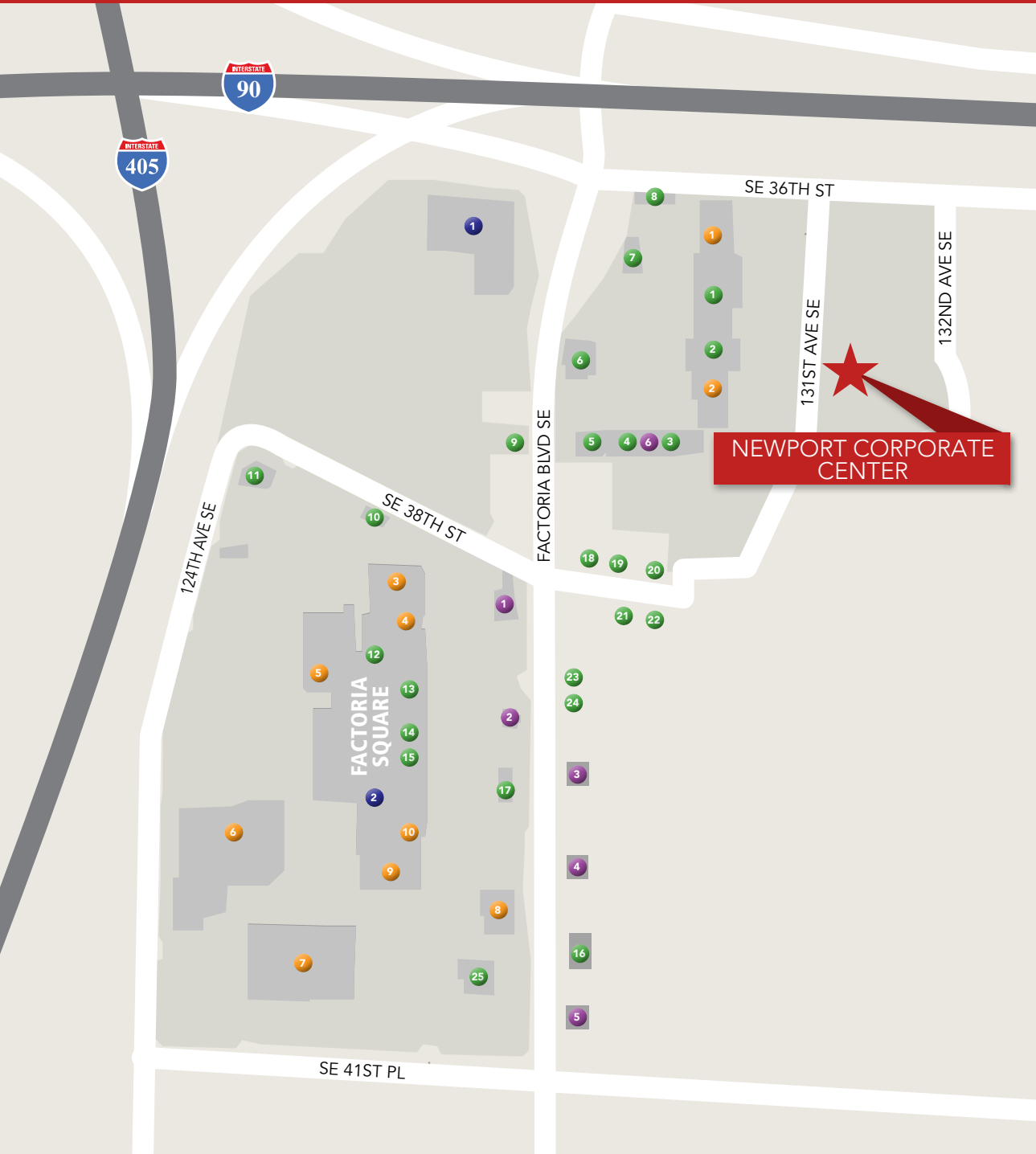
1











- 1 Starbucks
- 2 Great Harvest Bread Co.
- 3 El Tapatio
- 4 Subway
- 5 Starbucks
- 6 The Keg
- 7 Applebee's
- 8 Tokyo Steak House
- 9 Taco Bell
- 10 KFC
- 11 Novilhos
- 12 Red Robin
- 13 Cold Stone Creamery
- 14 Panera Bread
- 15 Jamba Juice
- 16 McDonalds
- 17 Burger King
- 18 Tofu 101
- 19 Quiznos Subs
- 20 Peking Wok
- 21 Teriyaki Time
- 22 Ooba Tooba Mex Grill
- 23 I Love Pho
- 24 Taco Time
- 25 Ricardos Mexican



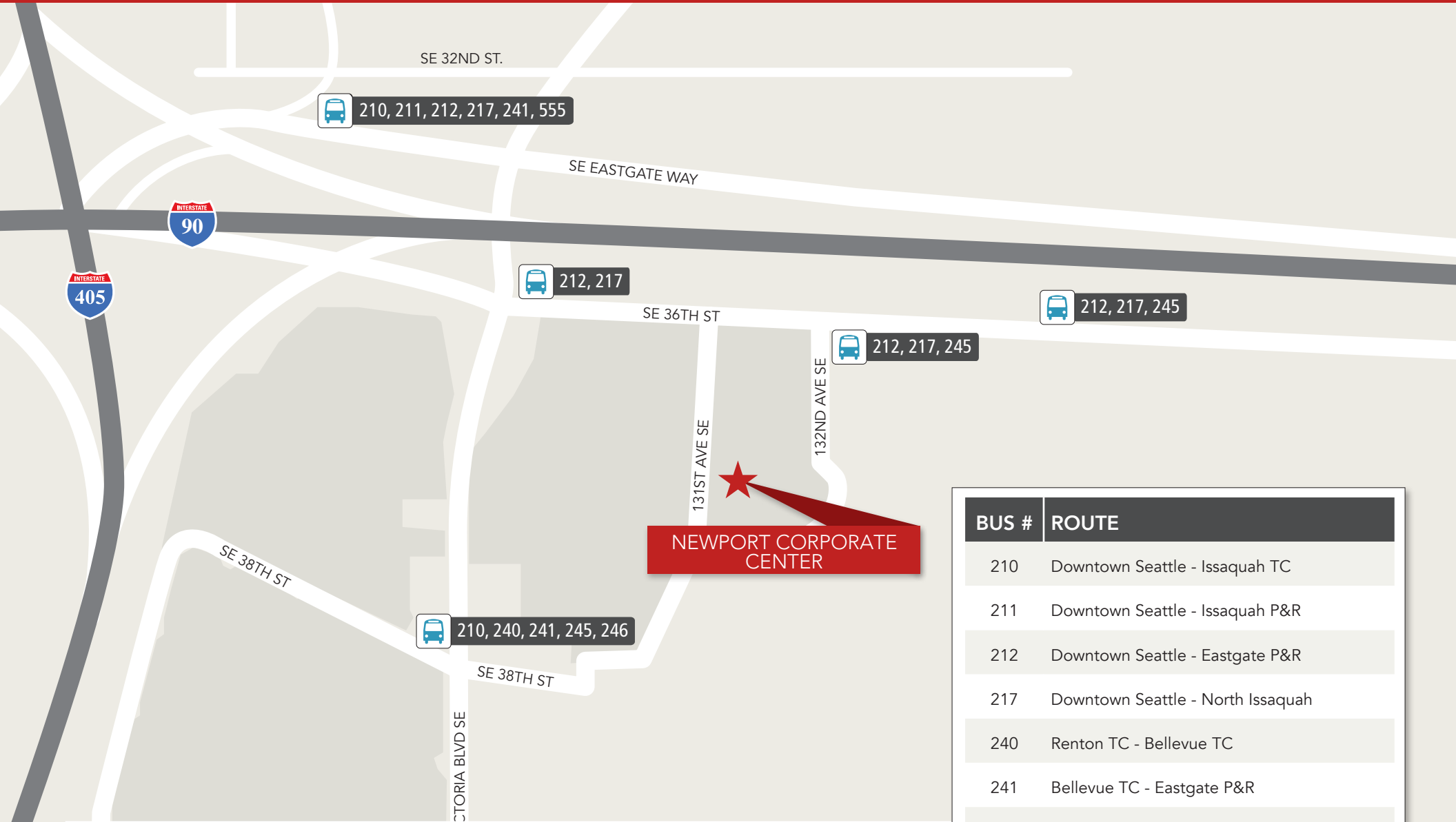
- 1 QFC
- 2 Bartell Drugs
- 3 Safeway
- 4 Rite Aid
- 5 Nordstrom Rack
- 6 Target
- 7 Walmart
- 8 Big 5 Sporting Goods
- 9 Old Navy
- 10 Bath & Body Works



- 1 Bank of America
- 2 Chase
- 3 Wells Fargo
- 4 US Bank
- 5 Key Bank
- 6 BECU



- 1 AMC Theaters
- 2 Kids Quest



**NEWPORT CORPORATE CENTER**

BUS #	ROUTE
210	Downtown Seattle - Issaquah TC
211	Downtown Seattle - Issaquah P&R
212	Downtown Seattle - Eastgate P&R
217	Downtown Seattle - North Issaquah
240	Renton TC - Bellevue TC
241	Bellevue TC - Eastgate P&R
245	Factoria - Kirkland P&R
246	Clyde Hill - Somerset, Eastgate P&R
555	Northgate TC - Issaquah Highlands P&R

9 bus routes and 5 bus stops within walking distance.  
 Direct connectivity to 18 Transit Centers (TC) and Park and Rides (P&R).